

New Hampshire Council on Resources and Development

Office of Energy and Planning
57 Regional Drive, Concord, NH 03301
Voice: 603-271-2155 | Fax: 603-271-2615



TDD Access: Relay NH
1-800-735-2964

MEMORANDUM

TO: CORD Members and
Other Interested Parties

Philip P. Daigneault, Chair
Belknap County Board of Commissioners
34 County Drive
Laconia, NH 03246

Matthew Lahey, Mayor
City of Laconia
45 Beacon Street East
Laconia, NH 03246

Kimon Koulet, Executive Director
Lakes Region Planning Commission
Humiston Building
130 Main Street, Suite 3
Meredith, NH 03253-9287

FROM: Jennifer Czysz, Senior Planner

DATE: May 22, 2007

SUBJECT: *State Owned Land, Surplus Land Review, City of Laconia, NH
SLR 07-005*

RESPONSE DATE: June 26, 2007

Please review the attached information to determine if your agency has any interest in this transaction. If there is an interest, please notify this office of your intent in writing by the response date indicated above. The Council on Resources and Development will consider the request at the next meeting following the comment period. If the comment period has not closed by the date of the next meeting, any actions by CORD will be subject to completion of the comment period with no adverse comments received. Further information regarding upcoming CORD meetings may be obtained at: <http://www.nh.gov/oep/programs/CORD/>.

The Department of Cultural Resources is asked to review this request in accordance with RSA 227-C:9.

Members of the Public Water Access Advisory Board are asked to review this request in accordance with RSA 233-A.

The Lakes Management and Protection Program, through the Lakes Coordinator, is asked to review this request in accordance with RSA 483-A:5, II.

The Rivers Management and Protection Program, through the Rivers Coordinator, is asked to review this request in accordance with RSA 483:8, VI and 14.



GEORGE M. BALD
Commissioner

STATE OF NEW HAMPSHIRE
DEPARTMENT of RESOURCES and ECONOMIC DEVELOPMENT
OFFICE of the COMMISSIONER
172 Pembroke Road P.O. Box 1856 Concord, New Hampshire 03302-1856

603-271-2411
FAX: 603-271-2629
e-mail: gbold@dred.state.nh.us

AMY IGNATIUS, DIRECTOR
OFFICE OF ENERGY AND PLANNING
57 REGIONAL DRIVE, SUITE 3
CONCORD, NH 03301-8519

May 10, 2007

RE: WELL SANITARY PROTECTION AREA EASEMENT, PAUGUS BAY STATE FOREST


Dear Director Ignatius,

The Department of Resources and Economic Development (DRED) has received a request from HT New Hampshire I, LTD. for a sanitary protection area around 3 wells that are located on their property in the form of an easement. The wells serve private residences in a new development known as Windmere Ridge. The easement area is depicted on the attached "CORD Request For Surplus Land Review Action".

Please screen this request through the New Hampshire Council on Resources and Development to determine if this property is surplus to the needs and interest of the State for the purpose of the easement.

If you should have any questions, please contact Bill Carpenter at 271-2214.

Thank you.

Sincerely,

George M. Bald
Commissioner

GMB/rs
Attachments

RECEIVED

MAY 18 2007

OFFICE OF ENERGY
AND PLANNING

Council on Resources and Development
REQUEST FOR SURPLUS LAND REVIEW ACTION

Name of Requesting Agency: DRED

Agency Contact Person: Bill Carpenter
Address: PO BOX 1856, Concord, NH 03302-1856
Phone Number: 603-271-2214
E-Mail: bcarpenter@dred.state.nh.us

Applicant Contact Person: HT New Hampshire I, Ltd., Stephan Nix, Esquire
Address: 25 Country Club Road, Suite 502, Guilford, NH 03249
Phone Number: 603-524-4963
E-Mail: snix@metrocast.net

Location of Property: Paugus Bay State Forest, Laconia

Acreage: Less than 4 (four) acres.

Requested Action: Approval to surplus sanitary protective radii for 3 water wells in exchange for a forestry access ROW and 11 acres of land

Term of Lease or Easement: Permanent

Please complete ALL questions below, submit one digital copy, one hardcopy original, and three photocopies of the complete application to the Office of Energy and Planning, 57 Regional Drive, Concord, NH 03301, jennifer.czysz@nh.gov.

1. What is the current use of this property?

Managed forest

2. What is the proposed use of this property?

Sanitary Protective Area easement for community wells

3. Does the proposed use of this property entail new development? ____ Yes __X__ No

a. If yes, is it consistent with adjacent and existing development? ____ Yes ____ No

b. If no to question 3a, please describe how it differs from its surroundings.

This area will remain as working forest and will protect the drinking water for the development of adjacent property.

4. Are there any structures located on this property? ____ Yes __X__ No

a. If yes, how many and what kind?

5. Are there historical architectural or archaeological resources on this site?

____ Yes ____ No __X__ Unknown

a. If yes, describe the resource(s)?

No ground disturbance is to occur on state land. Stonewalls are not going to be disturbed.

b. If no or unknown, verify with the NH Division of Historical Resources.

6. Is there any existing development or structures on adjacent sites? ☒ Yes ☐ No

a. If yes, describe the use and number of structures of adjacent sites.

If no, where is the nearest development? (Describe distance, use, and number)

Homes, 31 lot subdivision

7. Does the site represent the entire state property in this location? ☐ Yes ☒ No

a. If no, please describe its relationship to the entire state holding (percentage of total acreage, percentage of overall rail length, etc).

Less than 4 acres of the 242 acre forest or less than .02% of the property.

8. Is access to this property available? ☒ Yes ☐ No

a. If yes, how is the site accessed? (from rail, water, across applicant's property, etc)

Applicant is giving the state a forest management access across their land from the road that they developed. General public access to the forest is from RT. 106

9. Are there water resources related to this property such as:

Lakes ☒ Yes ☐ No OR Rivers ☐ Yes ☒ No?

a. If yes to either, please indicate the size or extent of such resources.

This property abuts Paugus Bay of Lake Winnepesaukee

b. If yes to either, is there currently public or private access to the site and water body?
☐ Public ☐ Private ☒ No Access Available

Railroad corridor separates the forest from the lake.

c. If yes to either, will the proposed use provide new public or private access to the water body? ☐ Public ☐ Private ☒ No Access Available

10. Please list any other significant resources or sensitive environmental conditions known to be located on or adjacent to this property.

a. Steep slopes ☐ Yes (property) ☐ Yes (adjacent property) ☒ No

b. Wetlands ☒ Yes (property) ☒ Yes (adjacent property) ☐ No

c. Threatened or endangered species ☒ Yes (property) ☐ Yes (adjacent property) ☐ No

d. Increased impervious surface ☐ Yes (property) ☐ Yes (adjacent property) ☒ No

e. Potential stormwater flow changes ☐ Yes (property) ☐ Yes (adjacent property) ☒ No

f. Agricultural soils of prime, statewide, or local importance ☐ Yes (property) ☐ Yes (adjacent property) ☒ No

Memo



NH Natural Heritage Bureau

To: Bob Spoerl, Division of Forests & Lands
Department of Resources & Economic Development

From: Melissa Coppola, NH Natural Heritage Bureau

Date: 3/29/2007 (valid for one year from this date)

Re: Review by NH Natural Heritage Bureau

NHB File ID: 7395

Project type: Not specified

cc: Kim Tuttle, Anthony Tur, Pete Bowman

Town: Laconia

Location: Paugus Bay State Forest

As requested, I have searched our database for records of rare species and exemplary natural communities, with the following results.

Comments:

Vertebrate species	State ¹	Federal	Notes
Bald Eagle (<i>Haliaeetus leucocephalus</i>)	E	T	Contact the NH Fish & Game Dept and the US Fish & Wildlife Service (see below).
Common Loon (<i>Gavia immer</i>)	T	--	Contact the NH Fish & Game Dept (see below).
Osprey (<i>Pandion haliaetus</i>)	T	--	Contact the NH Fish & Game Dept (see below).

¹Codes: "E" = Endangered, "T" = Threatened, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list. An asterisk (*) indicates that the most recent report for that occurrence was more than 20 years ago.

Contact for all animal reviews: Kim Tuttle, NH F&G, (603) 271-6544. Contact for federally-listed animals: Anthony Tur, US FWS, at (603) 223-2541.

A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. For some purposes, including legal requirements for state wetland permits, the fact that no species of concern are known to be present is sufficient. However, an on-site survey would provide better information on what species and communities are indeed present.

Department of Resources and Economic Development
Division of Forests and Lands
(603) 271-2214 fax: 271-6488

DRED/NHB
PO Box 1856
Concord NH 03302-1856

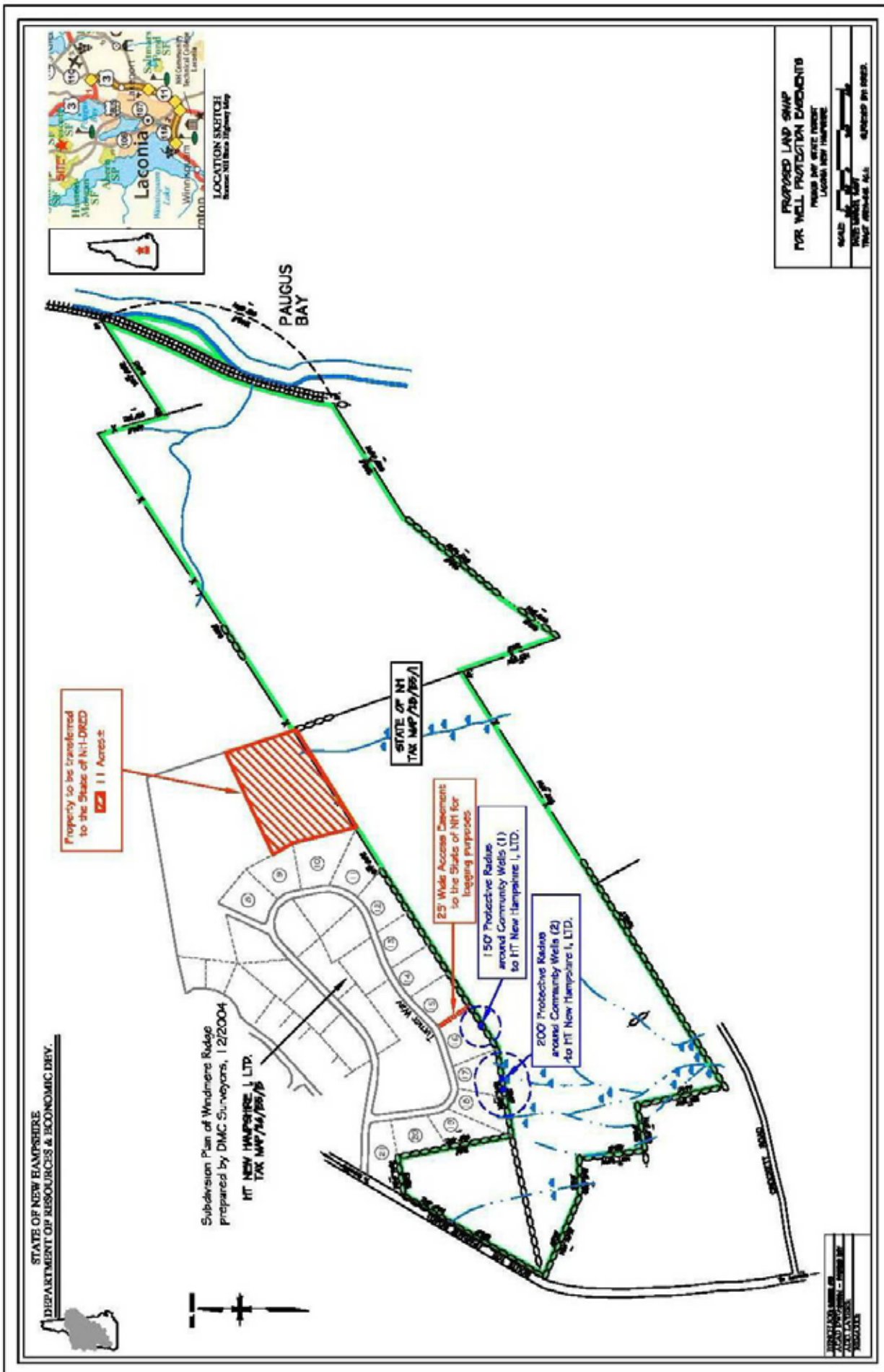
11. Attach photographs of the requested property.



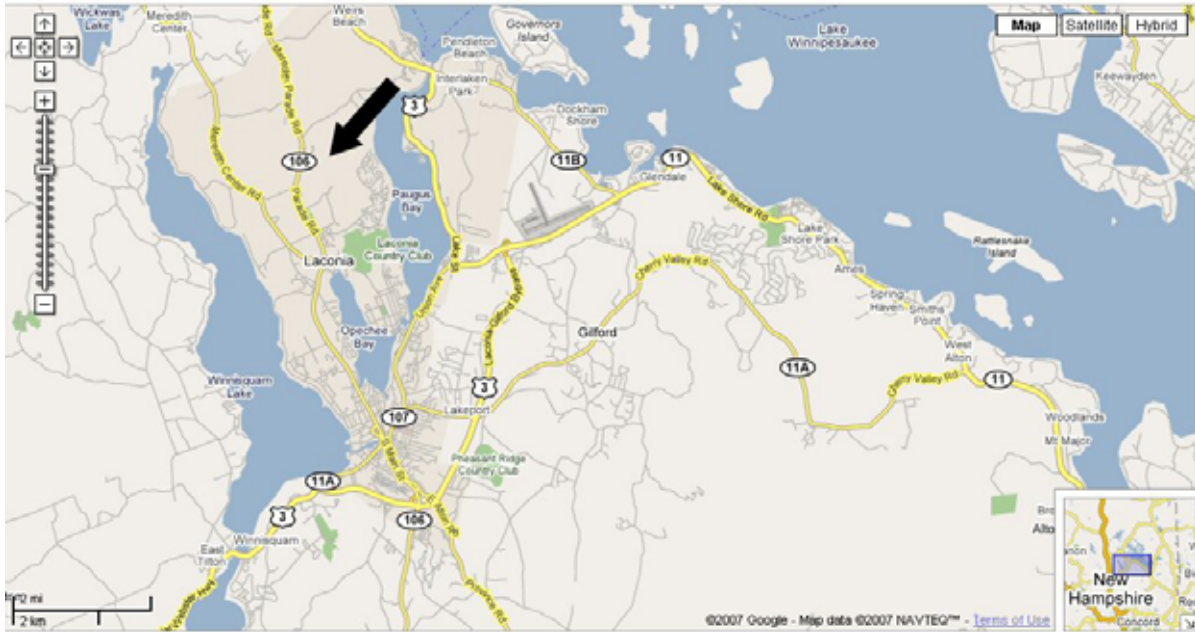
Standing on State property, looking over boundary stone wall onto abutting land. All three wells are similar installation. Building is a pump house and mound is a storage tank.

Attach the following maps. All maps should highlight the requested property location.

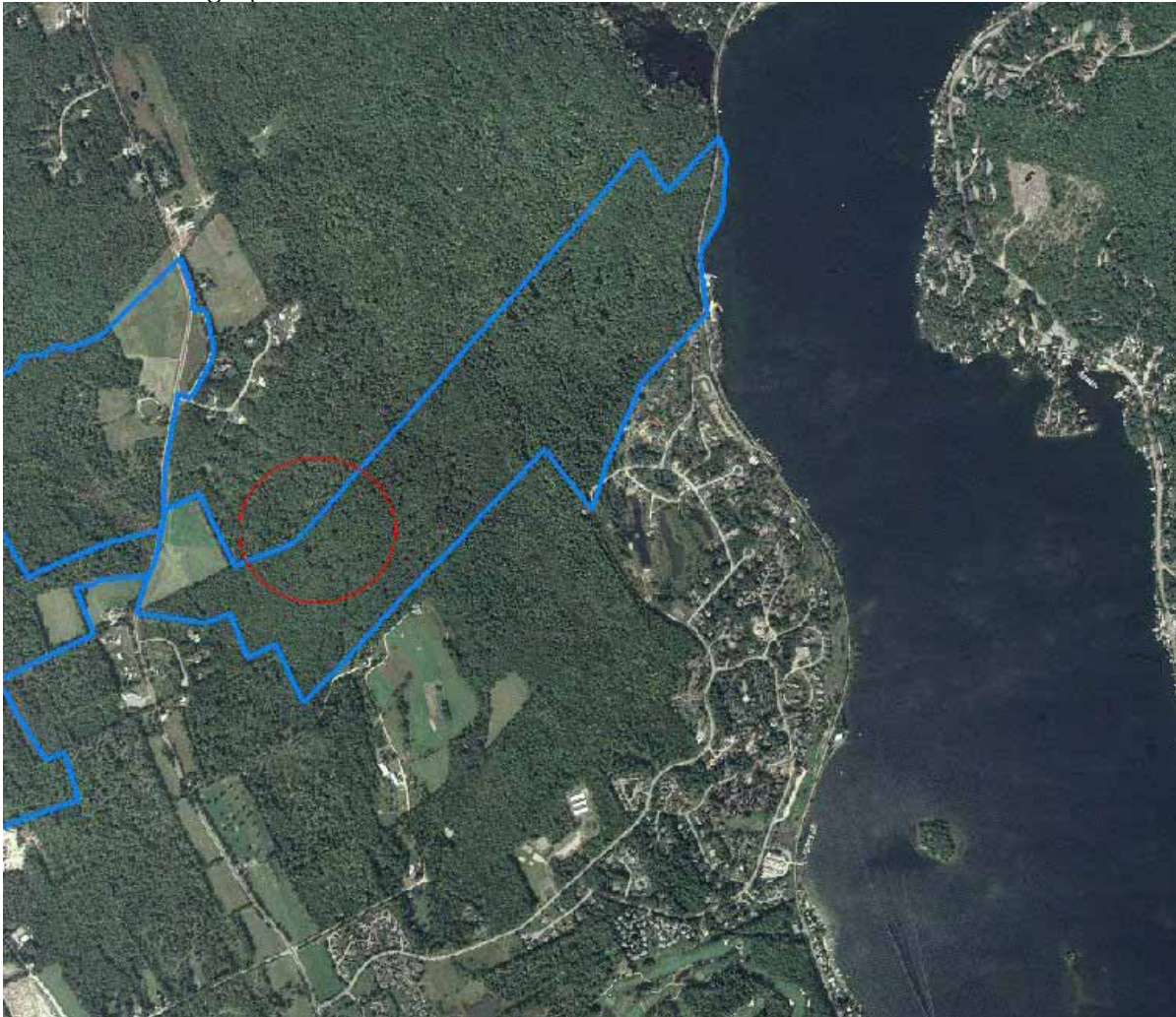
- a. Municipal tax map copy showing all abutters
Tax map information on this plan.



b. General location map depicting nearby roads and water bodies/features*



c. Aerial Photograph*



d. Any site plans for new or proposed development prepared at the time of application
See map for item a.